
Z-2288
AREA PLAN COMMISSION
ST. LAWRENCE/MCALLISTER NEIGHBORHOOD
R1B, R2, R3, NB, AND GB
TO
R1U, R2U, R3, R3U, NB, NBU, AND GB

STAFF REPORT
APRIL 13, 2006

Z-2288

AREA PLAN COMMISSION
ST. LAWRENCE/MCALLISTER NEIGHBORHOOD
R1B, R2, R3, NB, and GB to R1U, R2U, R3, R3U, NB, NBU, and GB

Staff Report
April 13, 2006

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner is requesting rezoning of the St. Lawrence/McAllister Neighborhood, bounded by Greenbush, 15th Street, Schuyler, US 52, the railroad tracks, and Erie Avenue, Lafayette, Fairfield Township, Longlois Reserve and Sections 15 and 16, 23-4. This rezoning request is the result of several months' worth of meetings between staff, the Neighborhood Association, and the APC Ordinance Committee. It is largely based on the Neighborhood's Land Use Plan, adopted by the Area Plan Commission and by Lafayette City Council.

ZONING HISTORY AND AREA ZONING PATTERNS:

The St. Lawrence/McAllister Neighborhood is extensive, including over 1000 properties within its boundaries. The vast majority of the neighborhood's zoning has remained unchanged: R2 zoning for the western half, R1B zoning for the eastern half, a triangle of R2 at its eastern edge, and areas of GB zoning along the periphery. Since the adoption of the 1965 zoning map, there have only been twelve rezoning requests approved within this area. The table below outlines the twelve rezonings heard within the neighborhood's boundaries since 1965 and how the proposed zoning changes will affect the current use of those properties:

Case number	Orig. Rezone req.	Location	Year approved	Proposed zone	Affect on current use of property
Z-365	R2 to GB	4 lots S of Barbee, E of Schuyler	1970	GB	No change in zoning proposed
Z-391	I to GB	Schuyler W of 18 th	1970	GB	No change in zoning proposed
Z-423	R1B to R2	4 lots S of Meharry	1971	R1U	New zoning would have no affect on current use.
Z-481	R1B to R2	19 th & Vinton	1971	R1U	Currently used by church – no affect.
Z-558	R1B to R2	W side N. 20 th across from school	1972	R1U	Used as SFD. New zoning would have no affect.
Z-962	R2 to R3	Greenbush E of 18 th legalize 4-unit	1979	R3U	New zoning would have no affect.
Z-1166	R2 to LB (now NB)	W side N.17 th at Meharry	1984	NBU	Used commercially. New zoning would have no affect.
Z-1225	R1B to LB (now NB)	W side 26 th north of Roosevelt	1985	R3 & NBU	Has apts. and hair salon. New zoning would correct non-conf.
Z-1502	GB & R2 to R3	Northfield Commons	1992	R3	No change in zoning proposed
Z-2015	R2 to NB	20 th & Greenbush	2001	NB	No change in zoning proposed
Z-2065	R1B to GB	2379 N. 24 th	2002	GB	No change in zoning proposed
Z-2098	R2 to NB	SW corner Underwood & 17 th	2002	R1U	Building is currently vacant.

AREA LAND USE PATTERNS:

The neighborhood is mostly single-family residential with 36 duplexes within the R2 zoned western half of the area, and six duplexes within the eastern R1B zoned portion of the neighborhood. A few multi-family buildings are within the area; Northfield Commons, a multi-family development of 24 2-unit buildings in single ownership is located north of Underwood and south of Star Lanes Bowling Alley.

Institutional uses within the rezone area include: St. Lawrence Church and School, McAllister Recreational Center, Linnwood Church of Christ, Wabash Center, and St. Joseph Cemetery. None of the proposed zoning changes would negatively impact these institutions. Wabash Valley Hospital also owns four lots just north of Wabash Center on the south side of Meharry.

Existing business uses primarily line Schuyler Avenue west of 20th Street and the frontage of US 52. A conforming business, McKinney's Flowers is located on North 17th Street; a heating and cooling business and a jewelry shop, both on North 18th Street are non-conforming businesses.

STAFF COMMENTS:

The major change on the proposed zoning map is the replacement of the large R2 and R1B zones with R1U zoning. A huge percentage of the neighborhood is single-family residential in use. The largest percentage of lot widths and areas, as well as most building setbacks, make the R1U zone the best fit for this neighborhood.

The adopted *St. Lawrence/McAllister Neighborhood Land Use Plan*, an amendment to the *Comprehensive Plan for Tippecanoe County* makes the following specific recommendations regarding the zoning of properties within the neighborhood:

- *"An area east of 26th Street has R2 zoning, yet not a single duplex. The neighborhood agrees this area should have a single-family residential future".* The proposed zoning for this triangular-shaped area is R1U.
- *"A non-conforming duplex at the corner of 26th and Elk currently zoned GB should not have a commercial future. There is no commercial use in the vicinity of this lot".* The proposal has this property taking the adjacent R1U zoning.
- *"Preserve the commercial area lining US 52 and Schuyler Avenue. While the neighborhood welcomes new jobs, which can increase the tax base, businesses should not be permitted to intrude into existing residential areas. Neighborhood support for any future commercial rezoning will be determined on a case-by-case basis."* No change is proposed to the existing commercial/residential borderline. Two lots that have an apartment building on 26th Street (built legally in the Local Business zone under the old ordinance, but now non-conforming) would receive R3 zoning; three businesses currently zoned GB would receive NBU zoning, by virtue of their position adjacent to residences and because the buildings those businesses occupy have setbacks more similar to our urban standards than to the more suburban standards of the GB or NB zones.
- *"Preserve the commercial area lining Schuyler Avenue and 15th Street except for two lots, one on the northeast corner and the other on the southeast corner of 15th and*

Underwood. These lots currently have two-family dwellings on them and are not used commercially (although the building on the southeast corner once included a beauty shop). The Plan should show these lots as having a residential future." The line between commercial and residential zoning is only slightly changed in this area. The two GB-zoned, residentially-used lots mentioned above would attain the adjacent R1U zoning. The Village Pantry and a business on an adjacent corner would receive NB zoning; Lefty's Tavern, built with a 0' setback and an apartment upstairs, would receive NBU zoning. The existing zoning boundary west of N. 19th Street divides a lot with a single-family dwelling; the north half of the house has GB zoning, the south half has R2. The proposed zoning map corrects this by shifting the NB/R1U zoning boundary 25' to the north along the property line between the residence and the adjacent business.

- *"The four lots to the north of Wabash Center owned by Wabash Valley Hospital and currently used for offices (although zoned R2) should have a residential future."* These four lots were rezoned in 1971 to the R2 district, but no special exception for a business or professional office was filed as required under the old ordinance. Offices are no longer permitted in residential districts by special exception, so a special exception to make this use conforming is no longer an option. Rezoning the lots R1U, like adjacent properties, would not change this nonconformity.
- *"Conforming businesses should be encouraged to remain in the neighborhood such as McKinney's Flowers..."* Currently zoned NB, McKinney's Flowers would become NBU to better suit its 0' setback from North 17th Street and its attached residence.
- *"The decades-long abandoned brick structure at the corner of 17th and Underwood currently zoned NB should have a single-family residential future."* This was rezoned to NB in 2002 with the neighborhood's blessing, but only with the understanding that the existing building would be renovated for use as a catering hall. Those plans have fallen through. The neighborhood association feels strongly that, if no re-use of the existing brick building is possible (as appears likely), the NB zoning currently in place could easily become a detriment to the neighborhood. If the only use for the property involves razing the existing structure and building new, the residents surrounding these two lots want to make sure a business use does not intrude into this overwhelmingly residential block face. Therefore the proposed zoning for this site is R1U as are all surrounding properties.
- *"The R2 zoned lot on 20th Street 5 lots south of Schuyler...should have a single-family residential future. The R2 spot has a single-family residence."* This one-lot zoning anomaly can be easily remedied by rezoning this single-family home R1U, the same as all adjacent properties.

Although the adopted *Land Use Plan* recommended the single R3 zoned lot located on the north side of Greenbush, east of North 18th Street take on the adjacent R1U zoning, the Ordinance Committee voted otherwise. This lot would become R3U instead of the current R3. The Ordinance Committee also decided to go against the Plan's recommendation regarding the conforming duplexes currently located within the R2 zone. The Ordinance Committee felt that duplexes that were originally constructed as duplexes within the R2 zone should keep their conforming status by getting R2U zoning. Duplexes that were conversions of single-family dwellings would revert to R1U zoning with the hope that these structures could someday once again become single-family homes.

There are a total of 36 duplexes within the R2 zoned portion of the neighborhood. In staff's opinion, 18 properties of those could be considered to have existing duplexes originally constructed as duplexes. Those 18 properties, scattered throughout the old R2 portion of the neighborhood, are shown with R2U zoning. Based on staff's research and site visits, the other 18 properties were conversions of single-family homes or other structures. These duplex conversions would become zoned R1U.

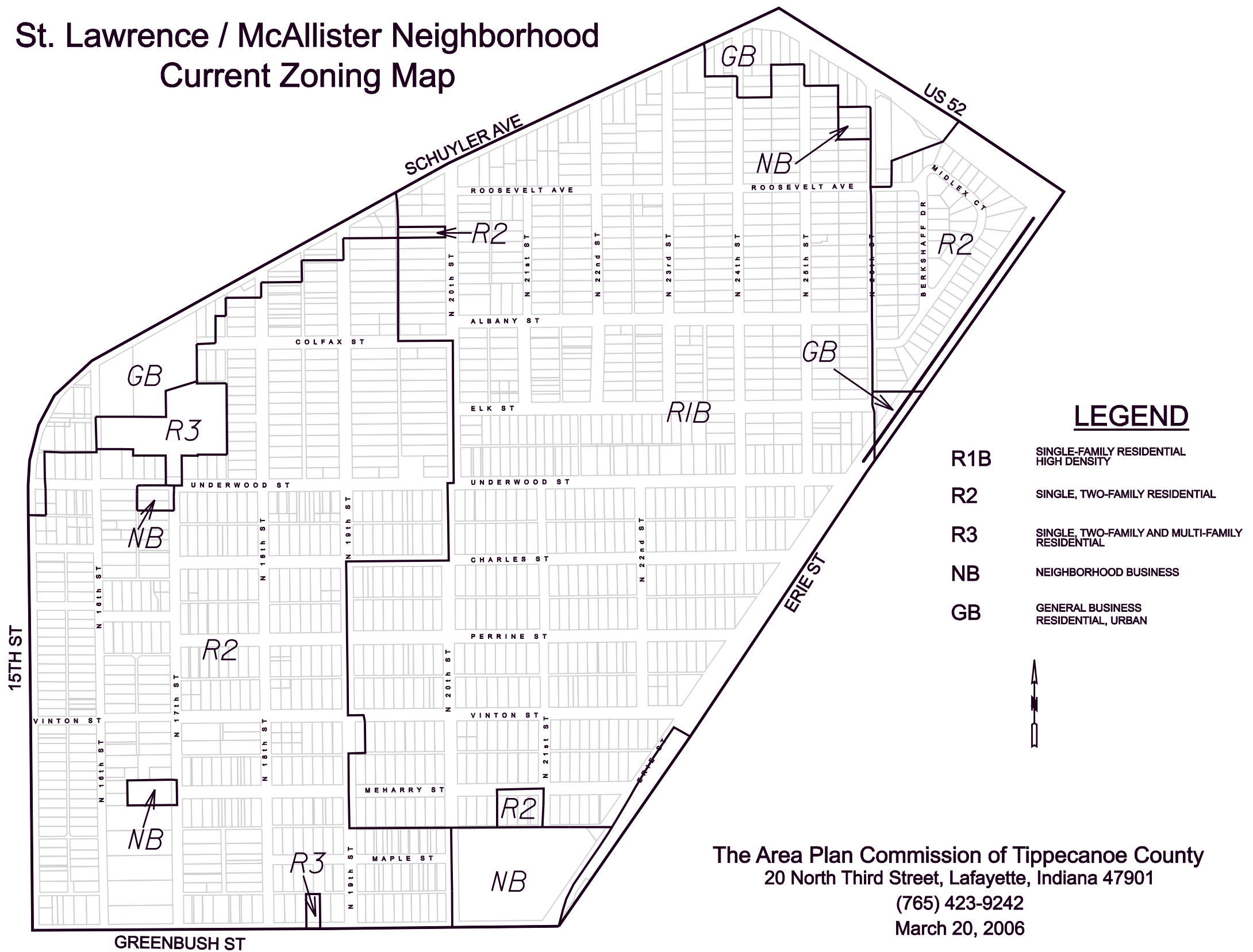
Only one property owner out of the 18 "converted" duplexes argued with staff's findings regarding the conversion of his duplex; this owner appeared at two separate Ordinance Committee meetings. His property is an L-shaped lot with a house in front and a duplex at the alley on North 17th Street, north of McKinney's Flowers. Staff believes the evidence indicates this structure was not originally constructed as a duplex.

Staff commends the St. Lawrence/McAllister Neighborhood Association for the time and effort its members put forth to produce the *Land Use Plan* as well as the zoning proposal for their neighborhood. The members' long-term vision for the neighborhood's future is gratifying and highly appreciated by staff.

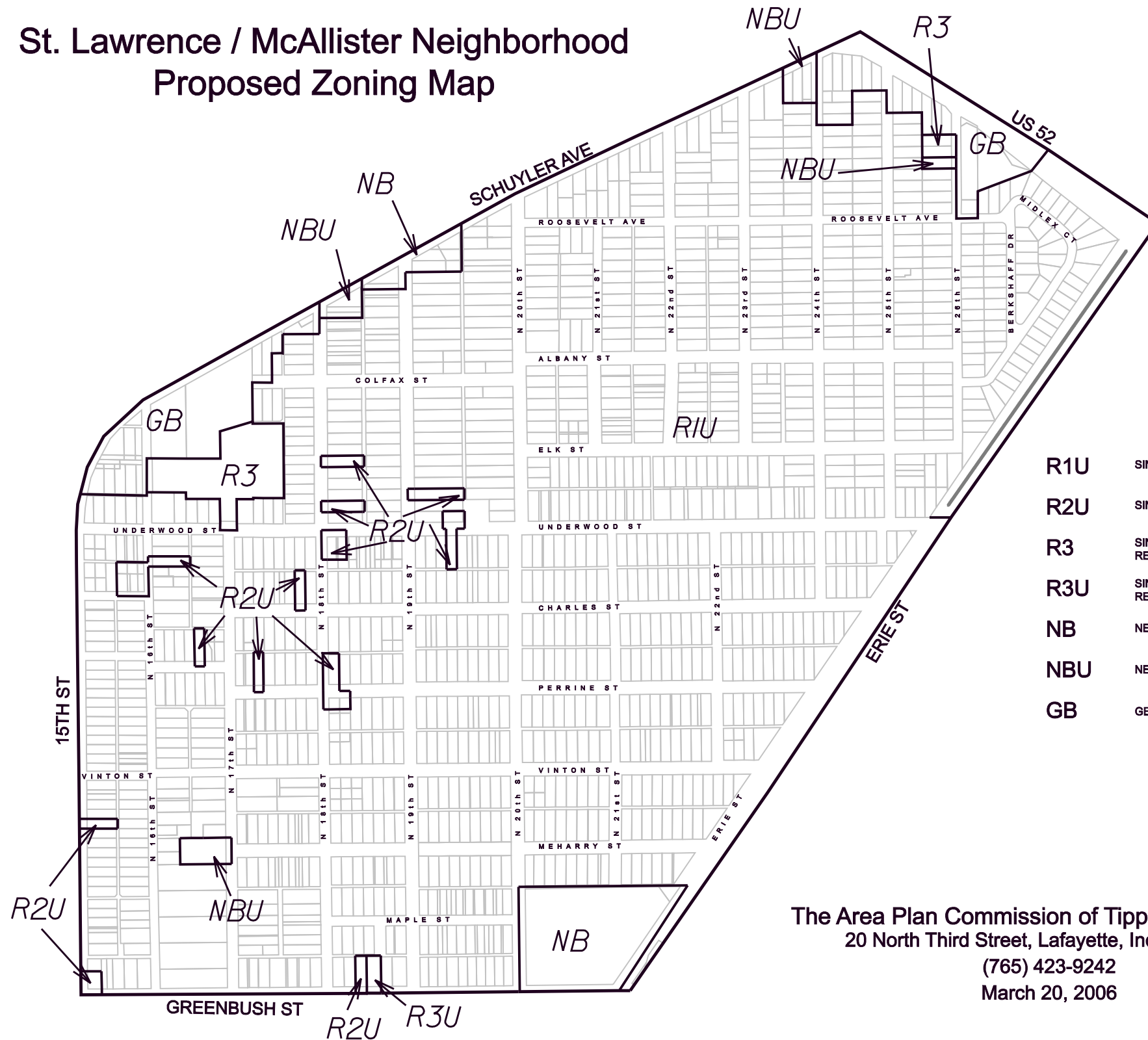
STAFF RECOMMENDATION:

Approval

St. Lawrence / McAllister Neighborhood Current Zoning Map



St. Lawrence / McAllister Neighborhood Proposed Zoning Map



LEGEND

R1U	SINGLE-FAMILY RESIDENTIAL, URBAN
R2U	SINGLE, TWO-FAMILY RESIDENTIAL, URBAN
R3	SINGLE, TWO-FAMILY AND MULTI-FAMILY RESIDENTIAL
R3U	SINGLE, TWO-FAMILY AND MULTI-FAMILY RESIDENTIAL, URBAN
NB	NEIGHBORHOOD BUSINESS
NBU	NEIGHBORHOOD BUSINESS, URBAN
GB	GENERAL BUSINESS



The Area Plan Commission of Tippecanoe County
20 North Third Street, Lafayette, Indiana 47901
(765) 423-9242
March 20, 2006